

Special Session

Agenda Item #	9
Meeting Date	September 6, 2005
Prepared By	Barbara B. Matthews
Approved By	

Discussion Item	1 st Reading Ordinance Awarding a Contract for the Community Plaza Level phase of the Community Center Project
Background	<p>The City Council previously approved a contract with James F. Knott Construction Company, Inc. for construction of the building addition and the Computer Learning Center, as well as the demolition and renovation of the upper level of the Municipal Building. This work is anticipated to be completed in September.</p> <p>Bids for the Community Plaza Level of the Community Center (i.e., the renovation of the first floor administrative offices) were opened in early September 2004. Two bids were received. Primarily because of timing issues associated with the construction already in progress, the City declined all bids and decided to re-bid the project in 2005.</p> <p>The scope of work covered by the base bid was modified slightly since the first bid process. The major difference is the renovation of certain existing restrooms for enhanced accessibility.</p> <p>The bid opening for the Community Plaza Level was held on June 8, 2005. Three bids were received. The bid of Hubert Construction was deemed to be non-responsive.</p> <p>Staff recommends that the City award the contract for the Community Plaza Level to TRG Construction, having submitted the lowest and most responsible bid. The base bid of TRG Construction is \$685,545.</p> <p>Additionally, staff recommends acceptance of Bid Alternate No. 1, No. 3, No. 4, and No. 5. The aggregate cost of these bid alternates is \$203,364. Further information on these bid alternates is provided below.</p> <p><u>Bid Alternate No. 1:</u> This alternate consists of providing all materials, equipment and labor for utilizing interior low or no VOC paint systems, (i.e. primers, base and main coats as recommended by each manufacturer) in lieu of what is specified for all applicable interior areas of this project. The approved systems for this item are as follows: Sherwin Williams Harmony, Glidden Life Master, and Benjamin Moore Pristine Eco Spec. The cost of this bid alternate is \$918.</p> <p><u>Bid Alternate No. 3:</u> This alternate would provide all materials, equipment, and labor to install a complete door and CCTV security system in all areas of the Community Center at a cost of \$183,600. Community and Government Liaison Suzanne Ludlow previously provided two memos relative to the proposed security system, copies of which are attached.</p> <p><u>Bid Alternate No. 4:</u> This alternate consists of providing all materials, equipment, and labor to install BlastGARD window protection film on the interior side of the existing windows in the Police Department on the Public Safety Plaza Level. The cost of this bid alternate is \$2,268.</p>

	<p><u>Bid Alternate No. 5:</u> This alternate consists of providing all materials, equipment and labor to provide a voice fire alarm system for the applicable area of this project on the Community Plaza Level in lieu of a standard system as indicated in the electrical documents. The system proposed in the base bid is essentially bells and strobes. The alternate provides for a voice alarm tape system in lieu of the bell portion. The strobe portion would remain. It is anticipated that the Montgomery County Department of Permitting Services will require this upgrade to the existing system. The cost for this bid alternate is \$16,578. In the event that the upgrade is not required, the City would receive a credit for the difference between the standard and enhanced systems.</p> <p>Following the bid opening, the City asked TRG Construction to provide pricing to connect certain PVC leader connections along the library walkway to the exterior of the flood wall. On Friday, September 2, the firm provided the City with a cost of \$37,491; the project architect is in the process of reviewing this amount for reasonableness. This work must be completed prior to the commencement of freezing temperatures to avoid hazardous and icy conditions. Consequently, staff recommends that this bid option be accepted and included as part of the contract with TRG Construction.</p> <p>Inclusive of the PVC leader connections and Bid Alternate No. 1, No. 3, No. 4, and No. 5., the value of the proposed contract with TRG Construction is \$926,400.</p> <p>Bid Alternate No. 2, which is not proposed for acceptance, provides for all materials, equipment and labor to provide a complete installation of a commercial kitchen in lieu of a proposed storage and vending area in the base bid. The cost of this bid alternate is \$78,731.</p> <p>As requested by the City Council, staff requested that TRG Construction provide the City with a revised bid price for only plumbing, electrical, and HVAC rough-in to allow for a future kitchen installation. TRG Construction provided the City with a cost of \$29,618. This cost could be reduced by approximately 50 percent if the City opted for a kitchen design that did not require a hood. However, this would limit the type of food preparation that could occur in the facility. Pending further discussion by the City Council, this item has not been included in the proposed contract between the City and TRG Construction.</p>
Policy	<p>Under the provisions of Section 9A-6 (a) of the City Code, the Council must approve by ordinance any expenditure of \$10,000 or more.</p> <p>Additionally, staff requires Council direction regarding the inclusion of the bid alternate providing a rough-in for a kitchen at some point in the future.</p>
Fiscal Impact	The value of the proposed contract with TRG Construction is \$926,400.

Attachments	<p>Bid tabulation sheet for the Community Plaza Level</p> <p>Memo from Suzanne Ludlow dated July 15, 2005 regarding Community Center security system</p> <p>Memo from Suzanne Ludlow dated June 13, 2005 regarding Community Center security system</p> <p>Proposed ordinance awarding a contract for the Community Plaza Level phase of the Community Center project</p>
Recommendation	<p>Staff recommends that the City Council accept the proposed ordinance for first reading.</p>
Special Consideration	<p>Bids for the Community Plaza Level were opened on June 8, 2005 and are valid for a period of 90 days. TRG Construction has agreed to extend its bid by one week in order to allow for two readings of the ordinance awarding the contract. The extension was requested by the City given the complex nature of the project's financing, as well as certain outstanding issues such as the kitchen rough-in.</p> <p>In light of the on-going construction by James F. Knott Construction Company, TRG Construction has agreed to work with the City on the start date for construction activities. The firm has advised the City that it will begin to incur costs associated with the project if the start date slips any further than September 26, 2005.</p>

Introduced By:

First Reading:
Second Reading:

ORDINANCE #2005-

**ORDINANCE ACCEPTING THE BID OF TRG CONSTRUCTION
FOR THE COMMUNITY LEVEL PHASE OF THE COMMUNITY CENTER PROJECT
AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT**

WHEREAS, formal planning for the Community Center project began in earnest in early 1999; and,

WHEREAS, construction of the first phase of the Community Center commenced in August 2003; and,

WHEREAS, the first phase includes construction of the Computer Learning Center and the front addition to the Municipal Building as well as the renovation of the upper level of the Municipal Building; and,

WHEREAS, the next phase of the project involves the renovation of the main level of the existing Municipal Building for community space; and,

WHEREAS, this phase is commonly referred to as the Community Plaza Level; and,

WHEREAS, the bids for the Community Plaza Level opened in September 2004 were declined primarily due to timing issues associated with the construction activities already in progress; and,

WHEREAS, the Community Plaza Level phase of the Community Center project was re-bid in 2005; and,

WHEREAS, the bid opening for the Community Plaza Level was held on June 8, 2005; and,

WHEREAS, two responsive bids were received on this date; and,

WHEREAS, having reviewed the bids with the project architect, the City Manager recommends that the City award the contract for the Community Plaza Level to TRG Construction, having submitted the lowest and most responsible bid based on the base bid as well as acceptance of Bid Alternate No. 1, No. 3, No. 4, and No. 5; and,

WHEREAS, following the bid opening, the City asked TRG Construction to provide pricing to connect certain PVC leader connections along the library walkway to the exterior of the flood wall; and,

WHEREAS, staff recommends that the City add said work to the scope of work to be performed by TRG Construction, the cost of which is \$37,491.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND THAT:

Section 1. The bid of TRG Construction for the Community Plaza Level phase of the Community Center project is hereby accepted.

Section 2. The City Manager is hereby authorized to negotiate and execute a contract with TRG Construction for construction of the Community Plaza Level phase of the Community Center project in an amount not to exceed \$926,400.

Section 3. This Ordinance shall be effective immediately.

Adopted this _____ day of _____, 2005.